



## Appendix ~

**Table A-1. Comparative Demographic Overview, 1990 and 2000**  
**Loudoun County, Northern Virginia, Metropolitan Washington DC and United States**

Jurisdiction	1990	2000	Change	
			Number	Percent
Population (000s)				
Loudoun County, Virginia	86.1	169.6	83.5	97%
Northern Virginia Region	1,732.4	2,167.8	435.4	25%
Metropolitan Washington DC	4,223.5	4,805.1	581.6	14%
United States	248,709.9	281,421.9	32,712.0	13%
Households (000s)				
Loudoun County, Virginia	30.6	59.9	29.3	96%
Northern Virginia Region	641.3	805.6	164.4	26%
Metropolitan Washington DC	1,570.8	1,802.3	231.6	15%
United States	92,255.6	105,480.1	13,224.6	14%
Median Age (in years)				
Loudoun County, Virginia	31.6	33.6	2.0	6.5%
Northern Virginia Region	32.2	34.7	2.5	7.6%
Metropolitan Washington DC	32.4	35.1	2.7	8.2%
United States	32.8	35.5	2.7	8.1%
Minority Population (000s)				
Loudoun County, Virginia	8.7	29.2	20.5	237%
Northern Virginia Region	281.9	597.0	315.1	112%
Metropolitan Washington DC	1,305.9	1,938.2	632.3	48%
United States	40,271.0	69,961.3	29,690.3	74%
Persons per Household				
Loudoun County, Virginia	2.81	2.82	0.01	0.36%
Northern Virginia Region	2.66	2.65	-0.01	-0.38%
Metropolitan Washington DC	2.63	2.67	0.04	1.52%
United States	2.63	2.59	-0.04	-1.52%
Employment (000s)				
Loudoun County, Virginia	53.4	92.9	39.5	74%
Northern Virginia Region	1,145.1	1,436.8	291.7	25%
Metropolitan Washington DC	3,000.2	3,401.3	401.2	13%
United States	139,426.9	166,323.5	26,896.6	19%
Average Household Income				
Loudoun County, Virginia	\$72,433	\$97,987	\$25,554	35%
Northern Virginia Region	\$74,461	\$107,934	\$33,473	45%
Metropolitan Washington DC	\$70,857	\$100,082	\$29,225	41%
United States	\$51,816	\$76,513	\$24,697	48%

Source: US Census and Woods and Poole Economics, Inc. 2001

**Table A-2. Population of Washington Metro Area Jurisdictions, 1990 and 2000**  
**Washington, DC--MD--VA--WV—PMSA**

Jurisdiction	1990	2000	Change	
			Number	Percent
<b>Washington, DC--MD--VA--WV PMSA</b>	4,223,485	4,923,153	699,668	16.6%
<b>District of Columbia</b>	606,900	572,059	-34,841	-5.7%
<b>Northern Virginia</b>	1,732,377	2,167,757	435,380	25.1%
Arlington County, VA	170,936	189,453	18,517	10.8%
Clarke County, VA	12,101	12,652	551	4.6%
Culpeper County, VA	27,791	34,262	6,471	23.3%
Fairfax County, VA	818,584	969,749	151,165	18.5%
Fauquier County, VA	48,741	55,139	6,398	13.1%
King George County, VA	13,527	16,803	3,276	24.2%
Loudoun County, VA	86,129	169,599	83,470	96.9%
Prince William County, VA	215,686	280,813	65,127	30.2%
Spotsylvania County, VA	57,403	90,395	32,992	57.5%
Stafford County, VA	61,236	92,446	31,210	51.0%
Warren County, VA	26,142	31,584	5,442	20.8%
Alexandria city, VA	111,183	128,283	17,100	15.4%
Fairfax city, VA	19,622	21,498	1,876	9.6%
Falls Church city, VA	9,578	10,377	799	8.3%
Fredericksburg city, VA	19,027	19,279	252	1.3%
Manassas city, VA	27,957	35,135	7,178	25.7%
Manassas Park city, VA	6,734	10,290	3,556	52.8%
<b>Suburban Maryland</b>	1,789,029	2,065,242	276,213	15.4%
Calvert County, MD	51,372	74,563	23,191	45.1%
Charles County, MD	101,154	120,546	19,392	19.2%
Frederick County, MD	150,208	195,277	45,069	30.0%
Montgomery County, MD	757,027	873,341	116,314	15.4%
Prince George's County, MD	729,268	801,515	72,247	9.9%
<b>West Virginia Panhandle</b>	95,179	118,095	22,916	24.1%
Berkeley County	59,253	75,905	16,652	28.1%
Jefferson County	35,926	42,190	6,264	17.4%

Source: US Census

**Table A-3. Population Distribution for Northern Virginia Jurisdictions, 1990 and 2000**  
**Northern Virginia Portion of Washington PMSA**

<b>Jurisdiction</b>	<b>1990</b>		<b>2000</b>	
	<b>Number</b>	<b>Distribution</b>	<b>Number</b>	<b>Distribution</b>
<b>Northern Virginia</b>	1,732,377	100.0%	2,167,757	100.0%
Arlington County, VA	170,936	9.9%	189,453	8.7%
Clarke County, VA	12,101	0.7%	12,652	0.6%
Culpeper County, VA	27,791	1.6%	34,262	1.6%
Fairfax County, VA	818,584	47.3%	969,749	44.7%
Fauquier County, VA	48,741	2.8%	55,139	2.5%
King George County, VA	13,527	0.8%	16,803	0.8%
Loudoun County, VA	86,129	5.0%	169,599	7.8%
Prince William County, VA	215,686	12.5%	280,813	13.0%
Spotsylvania County, VA	57,403	3.3%	90,395	4.2%
Stafford County, VA	61,236	3.5%	92,446	4.3%
Warren County, VA	26,142	1.5%	31,584	1.5%
Alexandria City, VA	111,183	6.4%	128,283	5.9%
Fairfax City, VA	19,622	1.1%	21,498	1.0%
Falls Church City, VA	9,578	0.6%	10,377	0.5%
Fredericksburg City, VA	19,027	1.1%	19,279	0.9%
Manassas City, VA	27,957	1.6%	35,135	1.6%
Manassas Park City, VA	6,734	0.4%	10,290	0.5%

Source: US Census

**Table A-4. Population Trends, 1900-2000**  
**Loudoun County, Virginia**

Year	Population	Increase from Previous Period	
		Number	Percent
1900	21,948	(1,326)	
1910	21,167	(781)	-3.6%
1920	20,577	(590)	-2.8%
1930	19,852	(725)	-3.5%
1940	20,291	439	2.2%
1950	21,147	856	4.2%
1960	24,549	3,402	16.1%
1970	37,150	12,601	51.3%
1980	57,427	20,277	54.6%
1990	86,129	28,702	50.0%
2000	169,599	83,470	96.9%

*Source: US Census*

**Table A-5. Housing Inventory, 1990 and 2000**  
**Loudoun County, Virginia**

	1990*		2000**		Change 1990-2000	
	Number	Distribution	Number	Distribution	Number	Percent
Number of Housing Units	32,370	100%	63,592	100%	31,222	96%
<b>Housing Units by Type</b>						
Single Family Detached	21,133	65%	35,779	56%	14,646	69%
Single Family Attached	6,864	21%	15,622	25%	8,758	128%
Multifamily	4,373	14%	12,191	19%	7,818	179%

Source: \*US Census; \*\*Loudoun County Department of Economic Development estimate

**Table A-6. Trends in Residential Construction, 1990-2000**  
**Loudoun County, Virginia**

Year	Building Permits Issued for New Units						
	Single Family Detached		Single Family Attached		Multifamily		All Units
	Number Issued	Percent of Total	Number Issued	Percent of Total	Number Issued	Percent of Total	
1990	389	2.1%	444	2.4%	1,416	7.7%	2,249
1991	523	2.8%	493	2.7%	84	0.5%	1,100
1992	1,369	7.4%	942	5.1%	115	0.6%	2,426
1993	1,610	8.8%	1,175	6.4%	319	1.7%	3,104
1994	1,723	9.4%	1,339	7.3%	786	4.3%	3,848
1995	1,382	7.5%	1,066	5.8%	238	1.3%	2,686
1996	1,646	9.0%	1,065	5.8%	345	1.9%	3,056
1997	1,904	10.4%	1,278	6.9%	323	1.8%	3,505
1998	2,384	13.0%	1,527	8.3%	1,363	7.4%	5,274
1999	2,746	14.9%	1,817	9.9%	1,289	7.0%	5,852
2000	2,713	14.8%	2,375	12.9%	1,082	5.9%	6,170
Total 1990-2000	18,389	100.0%	13,521	73.5%	7,360	40.0%	39,270

*Source: Loudoun County Department of Economic Development*

**Table A-7. Characteristics of Households, 1990 and 2000**  
**Loudoun County, Virginia**

	1990*	2000**	Change	
			Number	Percent
<b>Number of Households</b>	30,490	60,169	29,679	97%
<b>Households by Unit Type</b>				
Single Family Detached	20,535	33,990	13,455	66%
Single Family Attached	6,224	14,841	8,617	138%
Multifamily	3,731	11,338	7,607	204%
<b>Tenure</b>				
Rent	8,149	10,229	2,080	26%
Own	22,341	49,940	27,599	124%

*Source: \*US Census; \*\*Loudoun County Department of Economic Development estimate*

**Table A-8. Trends in Public School Enrollment and New School Construction,  
1990-2000  
Loudoun County, Virginia**

September Enrollment				New Schools Opened			
Year	Total Enrollment	Increase from Previous Year					
		New Students	Percent	Elementary	Middle	High	Total
1990	14,632			0	0	0	0
1991	15,118	486	3.3%	0	0	0	0
1992	15,887	769	5.1%	1	0	0	1
1993	17,067	1,180	7.4%	0	0	0	0
1994	18,270	1,203	7.0%	0	0	0	0
1995	19,967	1,697	9.3%	3	1	0	4
1996	21,733	1,766	8.8%	0	0	0	0
1997	23,782	2,049	9.4%	2	0	1	3
1998	26,091	2,309	9.7%	1	0	0	1
1999	28,787	2,696	10.3%	3	1	0	4
2000	31,804	3,017	10.5%	2	0	1	3
Total 1990-2000		17,172		12	2	2	16

*Source: Loudoun County Public Schools*



**Table A-9. Trends in Home Sales and Prices, 1990-2000**  
**Loudoun County, Virginia**

Year	Single Family Detached		Single Family Attached		Condominium		All Units	
	Number Sold	Average Sales Price	Number Sold	Average Sales Price	Number Sold	Average Sales Price	Number Sold	Average Sales Price
1990	1,480	\$218,788	682	\$149,794	410	\$103,976	2,572	\$182,191
1991	1,331	\$210,048	718	\$146,303	84	\$95,848	2,133	\$170,246
1992	1,837	\$208,928	1,027	\$143,131	115	\$94,051	2,979	\$175,292
1993	2,415	\$215,460	1,336	\$145,958	319	\$93,364	4,070	\$178,894
1994	2,377	\$222,003	1,293	\$145,957	786	\$103,458	4,456	\$185,869
1995	2,151	\$229,515	1,543	\$155,007	238	\$99,474	3,932	\$187,101
1996	2,561	\$239,569	1,483	\$150,687	345	\$101,319	4,389	\$198,492
1997	3,006	\$246,772	1,642	\$154,032	323	\$100,629	4,971	\$205,587
1998	3,625	\$264,715	2,032	\$156,092	1,363	\$133,572	7,020	\$217,265
1999	4,228	\$290,851	2,706	\$165,590	1,289	\$117,686	8,223	\$232,359
2000	4,433	\$346,205	3,436	\$188,679	1,082	\$134,958	8,951	\$262,654
Total 1990-2000	29,444		17,898		6,354		53,696	

Source: Loudoun County Department of Economic Development

**Table A-10. Trends in Civilian Labor Force, 1990-2000**  
**Loudoun County, Virginia**

Year	Civilian Labor Force	Employed Persons	Unemployment Rate
1990	52,396	51,553	1.6
1991	54,738	52,841	3.5
1992	56,912	54,525	4.2
1993	60,094	58,112	3.3
1994	64,473	62,417	3.2
1995	69,223	67,287	2.8
1996	70,739	69,061	2.4
1997	75,536	74,021	2.0
1998	78,286	77,245	1.3
1999	84,158	83,148	1.2
2000 (preliminary)	96,991	96,241	0.8

*Source: Virginia Employment Commission*

**Table A-11. Trends in Adjusted Gross Income (AGI), 1990-2000**  
**Loudoun County, Virginia**

Year	Total AGI	Per Capita AGI	Median AGI per Return
1990	\$1,624,478,000	\$18,631	\$33,728
1991	\$1,752,866,529	\$19,489	\$34,587
1992	\$1,937,528,120	\$20,602	\$36,818
1993	\$2,186,656,903	\$21,710	\$38,115
1994	\$2,449,575,216	\$22,682	\$39,315
1995	\$2,665,469,302	\$22,951	\$41,076
1996	\$3,059,548,318	\$24,651	\$43,012
1997	\$3,687,604,767	\$27,484	\$46,305
1998	\$4,408,803,232	\$30,508	\$49,288
1999*	\$5,104,660,008	\$32,644	NA
2000*	\$5,923,919,859	\$34,929	NA

*Source: Virginia Department of Taxation*

\*Loudoun County Department of Economic Development estimate

**Table A-12. Trends in Nonresidential Construction, 1990-2000**  
**Loudoun County, Virginia**

Year	Square Footage of Permits Issued for New Construction				Total
	Type of Space				
	Office	Retail	Other*	Industrial	
1990	165,442	25,587	238,878	874,955	1,304,862
1991	24,257	349,254	700,995	395,935	1,470,441
1992	197,370	304,805	264,432	26,946	793,553
1993	0	398,487	64,091	48,855	511,433
1994	0	161,429	459,978	67,166	688,573
1995	201,790	425,850	172,025	131,034	930,699
1996	355,684	533,283	695,943	262,625	1,847,535
1997	468,391	121,278	841,337	777,366	2,208,372
1998	1,843,364	1,158,478	1,098,211	913,249	5,013,302
1999	1,708,919	532,130	1,882,646	1,217,589	5,341,284
2000	2,075,016	909,121	1,776,230	3,230,771	7,991,138
Total 1990-2000	7,040,233	4,919,702	8,194,766	7,946,491	28,101,192

*Source: Loudoun County Department of Economic Development*

\* Included hotel/motels, schools, libraries, etc.

**Table A-13. Trends in At Place Employment, 1990-2000**  
**Loudoun County, Virginia**

Year	Number of Jobs	Number of Business Establishments*	Average Weekly Wage
1990	40,122	2,458	\$480
1991	39,861	2,489	\$490
1992	40,217	2,539	\$512
1993	43,377	2,721	\$526
1994	47,011	3,068	\$530
1995	51,819	3,258	\$535
1996	55,172	3,422	\$560
1997	60,732	3,661	\$583
1998	65,951	3,943	\$639
1999	76,416	4,186	\$768
2000	87,048	4,565	\$933

*Source: Virginia Employment Commission*

\* The VEC changed the method used to count business establishments therefore increases from 1993 to 1994 are not comparable.

**Table A-14. At Place Employment By Industry Classification, 1990 and 2000**  
**Loudoun County, Virginia**

Industry Classification	1990	2000	Change	
			Number	Percent
Agriculture	809	2,119	1,310	162%
Mining	220	186	-34	-15%
Construction	5,465	8,190	2,725	50%
Manufacturing	2,921	4,908	1,987	68%
Transportation, Communications, Public Utilities	6,206	13,643	7,437	120%
Wholesale Trade	2,127	3,718	1,591	75%
Retail Trade	5,814	14,721	8,907	153%
Finance, Insurance, Real Estate	1,255	2,174	919	73%
Services	8,305	24,465	16,160	195%
Government: State	533	709	176	33%
Government: Local	4,591	7,947	3,356	73%
Government: Federal	1,876	4,268	2,392	128%
Total	40,122	87,048	46,926	117%

*Source: Virginia Employment Commission*

**Table A-15. Major Employers, 2000**  
**Loudoun County, Virginia**

Company Name	Employment
Airline Tariff Publishing Company	500 to 999
America Online Incorporated	1,000 to 4,999
ARAMARK Corporation	250 to 499
Atlantic Coast Airlines/United Express	1,000 to 4,999
Barber & Ross	250 to 499
Computer Sciences Corporation	500 to 999
Dynamic Details, Inc.	250 to 499
Dynatram/Dynalectric	250 to 499
Federal Aviation Administration	500 to 999
L F C Nationwide, Incorporated	250 to 499
Lansdowne Resort	500 to 999
Loudoun County Government	1,000 to 4,999
Loudoun County Public Schools	1,000 to 4,999
Loudoun Healthcare, Incorporated	1,000 to 4,999
Marriott Host International	500 to 999
Metropolitan Washington Airports Authority	1,000 to 4,999
N.E.W. Customer Services Companies, Inc.	250 to 499
National Association of Letter Carriers	250 to 499
Network Solutions Registry	250 to 499
Orbital Sciences Corporation	1,000 to 4,999
OSP Consultants	1,000 to 4,999
Sato Travel	250 to 499
Southern Concrete, Inc.	250 to 499
Telos Corporation	250 to 499
United Air Lines	More than 5,000
WorldCom/UUNet	More than 5,000
Xerox Document Company	250 to 499

*Source: Loudoun County Department of Economic Development*

**Table A-16. Business Establishments By Industry Classification, 1990 and 2000**  
**Loudoun County, Virginia**

Industry Classification	1990	2000	Change	
			Number	Percent
Agriculture	124	177	53	43%
Mining	4	7	3	75%
Construction	480	576	96	20%
Manufacturing	98	146	48	49%
Transportation, Communications, Public Utilities	117	260	143	122%
Wholesale Trade	152	322	170	112%
Retail Trade	430	741	311	72%
Finance, Insurance, Real Estate	193	338	145	75%
Services	800	1,924	1,124	141%
Government: State	19	19	0	0%
Government: Local	27	31	4	15%
Government: Federal	14	24	10	71%
Total	2,458	4,565	2,107	86%

*Source: Virginia Employment Commission*

\* The VEC changed the method used to count business establishments therefore increases from 1993 to 1994 are not comparable.



**Table A-17. Trends in Rezoning Approvals, 1990-2000**  
**Loudoun County, Virginia**

Year	Net New Housing Units				Net New Nonresidential SF
	SFD	SFA	MF	Total	
1990	3,219	794	96	4,109	8,311,233
1991	971	2,648	600	4,219	5,849,726
1992	1,170	806	788	2,764	4,067,316
1993	2,955	3,123	3,493	9,571	6,329,637
1994	821	1,030	306	2,157	(1,371,108)
1995	2,599	2,320	4,197	9,116	(12,978,220)
1996	786	668	519	1,973	(1,910,984)
1997	994	389	216	1,599	1,913,725
1998	418	116	(246)	288	14,048,500
1999	180	130	290	600	975,556
2000	204	10	0	214	705,742
Total 1990-2000	14,317	12,034	10,259	36,610	25,941,123

*Source: Loudoun County Departments of Economic Development and Planning*

**Table A-18. Government Operating Funds\*, FY 90 and FY 00**  
**Loudoun County, Virginia**

	1990	2000	Change	
			Number	Percent
Total Revenues (\$M)	\$161	\$405	\$244	152%
Total Expenditures (\$M)	\$161	\$379	\$218	135%
Per Capita Revenues	\$1,871	\$2,391	\$520	28%
Per Capita Expenditures	\$1,871	\$2,236	\$365	20%
Real Property Tax per \$100	\$0.88	\$1.11	\$0.23	26%

*Source: Loudoun County Department of Management Services*

\*Not adjusted for inflation

**Table A-19. Existing Residential Units, 2000**  
**Revised General Plan Policy Areas**

Housing Units	Policy Areas					Total
	Suburban	Transition	Rural	JLMA	Towns	
Single-Family Detached: < 0.25 acre	12,166	50	97	477	2,937	15,727
Single-Family Detached: 0.25 to 0.99 acre	5,868	75	515	795	3,301	10,554
Single Family Detached: 1.00+ acre	1,055	403	6,784	807	449	9,498
Single-Family Attached	12,441	0	0	256	2,925	15,622
Multi-Family	8,656	0	4	0	3,531	12,191
Total Housing Units	40,186	528	7,400	2,335	13,143	63,592

*Source: Loudoun County Department of Financial Services, LMIS.*

**Table A-20. Population Distribution, 1990 and 2000**  
**Revised General Plan Policy Areas and Incorporated Towns**

	1990	2000	Change	
			Number	Percent
<b>Policy Area*</b>				
Suburban	46,802	106,551	59,749	128%
Transition	1,164	1,246	82	7%
Rural	14,900	22,168	7,268	49%
JLMA	2,733	5,096	2,363	86%
Incorporated Towns	20,530	34,538	14,008	68%
Total County Population	86,129	169,599	83,470	97%
<b>Incorporated Towns**</b>				
Hamilton	700	562	-138	-20%
Hillsboro	72	96	24	33%
Leesburg	16,202	28,311	12,109	75%
Lovettsville	749	853	104	14%
Middleburg	549	632	83	15%
Purcellville	1,744	3,584	1,840	106%
Round Hill	514	500	-14	-3%
Total Town Population	20,530	34,538	14,008	68%

Source: \*Loudoun County Department of Economic Development estimate, \*\* US Census

**Table A-21. Existing Nonresidential Space (000s of SF), 2000**  
**Revised General Plan Policy Areas**

	Office	Retail	Other*	Industrial	Total	Distribution
<b>Policy Area</b>						
Suburban	4,643	3,735	6,164	9,657	24,199	83%
Transition	18	0	65	11	94	0%
Rural	4	18	252	35	310	1%
JLMA/Towns	604	1,958	1,435	513	4,509	15%
Total	5,269	5,711	7,916	10,216	29,112	100%

Source: Loudoun County Department of Economic Development

\* Includes hotels/motels, schools, libraries, etc.

**Table A-22 Trends in Residential Building Permits by Type, 1996 – 2000**  
**Revised General Plan Policy Areas**

Year Issued	Unit Type	Policy Area					Total
		Suburban	Transition	Rural	JLMA	Towns	
1996	MF	322	0	4	0	19	345
1997	MF	323	0	0	0	0	323
1998	MF	1,346	0	0	0	17	1,363
1999	MF	1,265	0	0	0	24	1,289
2000	MF	947	0	0	0	135	1,082
1996-2000	MF	4,203	0	4	0	195	4,402
	Distribution	95.5%	0.0%	0.1%	0.0%	4.4%	100.0%
1996	SFA	954	0	0	0	111	1,065
1997	SFA	1,019	0	0	49	210	1,278
1998	SFA	1,241	0	0	83	203	1,527
1999	SFA	1,504	0	0	114	199	1,817
2000	SFA	1,826	0	0	287	262	2,375
1996-2000	SFA	6,544	0	0	533	985	8,062
	Distribution	81.2%	0.0%	0.0%	6.6%	12.2%	100.0%
1996	SFD	1,056	3	215	81	291	1,646
1997	SFD	1,114	2	248	216	324	1,904
1998	SFD	1,445	4	297	291	347	2,384
1999	SFD	1,545	95	352	331	423	2,746
2000	SFD	1,205	87	378	474	565	2,709
1996-2000	SFD	6,365	191	1,490	1,393	1,950	11,389
	Distribution	55.9%	1.7%	13.1%	12.2%	17.1%	100.0%

*Source: Loudoun County Department of Building and Development/LMIS. Compiled by Department of Economic Development*

**Table A-23. Total Unbuilt Housing Units by Policy Area, 2000,  
1991 General Plan**

Unit Type	Suburban	Transition	Rural	JLMA	Towns*	Total
<b>Not in Pipeline</b>						
Single Family Detached	10,699	23,401	58,444	19,937	1,389	113,870
Single Family Attached	12,376	0	0	5,301	1,276	18,953
Multi-Family	10,831	0	0	5,301	766	16,898
Total Units not in Pipeline	33,906	23,401	58,444	30,539	3,431	149,721
<b>Pipeline</b>						
Single Family Detached	10,159	1,167	1,449	1,481	1,391	15,647
Single Family Attached	8,777	248	54	1,627	1,277	11,983
Multi-Family	8,209	216	0	208	767	9,400
Total Units in Pipeline	27,145	1,631	1,503	3,316	3,435	37,030
<b>Total</b>						
Single Family Detached	20,858	24,568	59,893	21,418	2,780	129,517
Single Family Attached	21,153	248	54	6,928	2,553	30,936
Multi-Family	19,040	216	0	5,509	1,533	26,298
Total	61,051	25,032	59,947	33,855	6,866	186,751

*Source: Departments of Planning and Economic Development*

\* Based on Towns estimates, not planned land use

**Table A-24. Demand for Housing Units by Type, 2000, 2005, 2010, 2015 and 2020  
1991 General Plan**

Unit Type	Existing Inventory	Total Units Demanded			
	2000	2005	2010	2015	2020
Single-Family Detached: < 0.25 acre	15,727	21,479	27,143	32,807	38,471
Single-Family Detached: 0.25 to 0.99 acre	10,554	14,012	17,080	20,148	23,216
Single Family Detached: 1.00+ acre	9,498	11,496	13,384	15,272	17,160
Single-Family Attached	15,622	24,605	32,865	41,125	49,385
Multi-Family	12,191	17,049	21,769	26,489	31,209
Total Housing Units	63,592	88,641	112,241	135,841	159,441

*Source: Fiscal Impact Analysis, 4/24/01*



**Table A-25. Projected Population, Households and Housing Units  
by Policy Area, 2000, 2005, 2010, 2015 and 2020  
1991 General Plan**

	Base Year	Projected			
	2000	2005	2010	2015	2020
<b>Suburban Policy Area</b>					
Total Housing Units	40,186	58,117	71,878	83,397	91,544
Total Households	38,004	54,949	67,949	78,823	86,542
Total Population	105,411	151,377	186,169	215,337	237,410
<b>Transition Policy Area</b>					
Total Housing Units	528	1,342	4,735	8,962	13,958
Total Households	502	1,275	4,496	8,503	13,243
Total Population	1,555	3,929	13,699	25,455	39,356
<b>Rural Policy Area</b>					
Total Housing Units	7,400	9,608	11,722	13,870	16,236
Total Households	7,030	9,127	11,137	13,177	15,424
Total Population	21,789	28,297	34,526	40,842	47,736
<b>Joint Land Management Areas</b>					
Total Housing Units	2,335	4,509	7,821	12,089	14,984
Total Households	2,218	4,280	7,412	11,454	14,190
Total Population	6,804	12,735	21,330	32,433	39,875
<b>Incorporated Towns</b>					
Total Housing Units	13,143	15,066	16,085	17,523	22,719
Total Households	12,415	14,237	15,201	16,562	21,446
Total Population	34,041	39,199	41,841	45,523	57,240
<b>Total County</b>					
Total Housing Units	63,592	88,641	112,241	135,841	159,441
Total Households	60,169	83,868	106,194	128,519	150,845
Total Population	169,599	235,537	297,564	359,591	421,617

Source: Fiscal Impact Analysis 4/24/01

**Table A-26. Projected Employment, 2000, 2005, 2010, 2015 and 2020  
1991 General Plan**

	Base Year	Projected			
	2000	2005	2010	2015	2020
Total Employment	87,049	125,518	146,708	172,520	199,943
Building Based Employment	73,779	106,688	124,699	146,638	169,947
Non-Building Based Employment	13,270	18,830	22,009	25,882	29,996

*Source: Fiscal Impact Analysis, 4/24/01*

**Table A-27. Projected New Capital Facilities, 2001 through 2020  
1991 General Plan**

Agency/Facility	Facilities Needed During 5-Year Period				Total
	2001 - 2005	2006 - 2010	2011 - 2015	2016 - 2020	
<b>Schools</b>	14	13	13	13	53
Elementary Schools	9	9	8	9	35
Middle Schools	3	2	3	2	10
High Schools	2	2	2	2	8
Total Schools	14	13	13	13	53
<b>Public Safety</b>					
Public Safety Centers	1	2	2	2	7
<b>Parks, Recreation, Community Services</b>					
Lg. Baseball Field	13	12	12	13	50
Sm. Baseball Field	32	31	31	32	126
Football Field	6	6	6	7	25
Softball Field	32	31	31	32	126
Lg. Soccer Field	21	21	21	21	84
Sm. Soccer Field	32	31	31	32	126
Lacrosse Field	3	3	3	3	12
Ball Fields	139	135	135	140	549
Community Center	8	9	8	8	33
Recreation Center	2	2	2	2	8
Recreation/Community Centers	10	11	10	10	41
Respite Center	1	1	1	2	5
Senior Center	0	1	1	1	3
Senior Facilities	3	3	5	5	16
Total Facilities	299	294	292	303	1,188
<b>Mental Health/Mental Retardation</b>					
MH/MR Group Homes	4	5	4	5	18
<b>Social Services</b>					
Youth Shelter	1	1	1	2	5
Juvenile Detention Facility	0	1	0	1	2
Youth Facilities	1	2	1	3	7
<b>Libraries</b>					
Regional Library	1	1	1	2	5
<b>General Government Office Space (000s SF)</b>	75	71	71	71	288

Source: Fiscal Impact Analysis, 4/24/01

**Table A-28. Demographic Characteristics at Theoretical Buildout  
1991 General Plan**

	Theoretical Buildout
Existing Units (2000)	63,592
Total Unbuilt Units	186,701
Total Units	250,293
Total Households	237,009
Total Population	682,098
Population 55+ Years	143,240
Total Public School Enrollment	157,563
Elementary	82,517
Middle	34,904
High	40,142

*Source: Fiscal Impact Analysis 4/24/01*

**Table A-29. Projected  
New Capital Facilities at Theoretical Buildout  
1991 General Plan**

Agency/Facility	Total
New Capital Facilities	
Schools	125
Elementary Schools	82
Middle Schools	23
High Schools	20
Public Safety Centers	15
Ball Fields	1,118
Recreation/Community Centers	85
Senior Facilities	28
MH/MR Group Homes	37
Youth Facilities	16
Regional Library	10
General Government Office Space (000s SF)	512

*Source: Fiscal Impact Analysis, 4/24/01*

**Table A-30. Summary of Developable Parcels \***  
**Revised General Plan**

Characteristics	Policy Area				Total
	Suburban	Transition	Rural	JLMA	
Number of Parcels					
Fully Developable	336	263	3,772	138	4,509
Occupied by Existing Single Family Unit	218	191	3,461	107	3,977
Total	554	454	7,233	245	8,486
Legal Acres**					
Fully Developable	4,152	10,583	73,877	1,828	90,440
Occupied by Existing Single Family Unit	2,463	9,122	112,341	3,310	127,236
Total	6,615	19,705	186,218	5,138	217,676
Maximum Potential Unbuilt Units (at Buildout)					
Fully Developable	21,248	6,328	6,907	3,528	38,011
Occupied by Existing Single Family Unit	9,602	5,231	5,635	4,653	25,121
Total	30,850	11,559	12,542	8,181	63,132

Source: LMIS, 9/5/00, Updated 3/17/01 and 7/23/01

\* Does Not Include Pipeline or Towns

\*\* Not in 65 Ldn

**Table A-31. Developable Parcels in the Suburban Policy Area\***  
**Revised General Plan**

Characteristics	Total
<b>Number of Parcels</b>	
Fully Developable	336
Occupied by Existing Single Family Unit	218
Total	554
<b>Legal Acres (Not in 65 Ldn)</b>	
Fully Developable	4,152
Occupied by Existing Single Family Unit	2,463
Total	6,615
<b>Maximum Potential Units - Base Zoning (4du/ac)</b>	
Fully Developable	16,508
Occupied by Existing Single Family Unit	9,602
Total	26,110
<b>Transit Node</b>	
Bus Node (2005)	1,600
Rail Node (2008)	2,500
<b>Mixed Use Areas</b>	
Downtowns (2006-08)	1,120
Redevelopment Areas (2012-15)	1,120

Source: LMIS, 9/5/00, Updated 3/17/01 and 7/23/01

\* Does Not Include Pipeline

**Table A-32. Developable Parcels in the Transition Policy Area\***  
**Revised General Plan**

Characteristics	Subareas						Total
	Lower Bull Run	Lower Foley	Lower Sycolin	Middle Goose	Upper Broad Run	Upper Foley	
<b>Number of Parcels</b>							
Fully Developable	31	45	31	31	96	29	263
Occupied by Existing Single Family Unit	15	30	14	29	88	15	191
Total	46	75	45	60	184	44	454
<b>Legal Acres</b>							
Fully Developable	923	1,734	1,386	1,350	2,830	2,361	10,583
Occupied by Existing Single Family Unit	1,086	1,472	2,293	901	2,873	497	9,122
Total	2,008	3,206	3,679	2,251	5,702	2,858	19,705
<b>Maximum Potential Units</b>							
Fully Developable	304	3,452	449	437	913	773	6,328
Occupied by Existing Single Family Unit	342	2,904	744	256	840	145	5,231
Total	646	6,356	1,193	693	1,753	918	11,559

Source: LMIS, 9/5/00, Updated 3/17/01 and 7/23/01

\*Does Not Include Pipeline



**Table A-33. Developable Parcels in the Rural Policy Area\***  
**Revised General Plan**

Characteristics	Subareas		Total
	Southern Tier	Remainder	
<b>Number of Parcels</b>			
Fully Developable	790	2,982	3,772
Occupied by Existing Single Family Unit	819	2,642	3,461
Total	1,609	5,624	7,233
<b>Legal Acres</b>			
Fully Developable	21,098	52,779	73,877
Occupied by Existing Single Family Unit	37,942	74,399	112,341
Total	59,040	127,178	186,218
<b>Maximum Potential Units - Base Zoning</b>			
Fully Developable	901	3,893	4,794
Occupied by Existing Single Family Unit	418	1,735	2,153
Total	1,319	5,628	6,947
<b>Maximum Potential Units - Clustered Zoning</b>			
Fully Developable	1,302	5,605	6,907
Occupied by Existing Single Family Unit	1,193	4,442	5,635
Total	2,495	10,047	12,542

Source: LMIS, 9/5/00, Updated 3/17/01

\* Does Not Include Pipeline

**Table A-34. Developable Parcels by Parcel Size in the Rural Policy Area\***  
**Revised General Plan**

Parcel Size	Fully Developable	Occupied by Existing Single Family Unit	Total
0.25 to 0.99	16	0	16
1.00 to 1.99	286	13	299
2.00 to 4.99	833	173	1,006
5.00 to 9.99	516	585	1,101
10.00 to 14.99	1,094	1,379	2,473
15.00 to 19.99	227	297	524
20.00 to 24.99	151	201	352
25.00 to 49.99	329	334	663
50.00 to 99.99	193	202	395
100.00 to 499.99	125	269	394
500.00 to 999.99	2	7	9
1000.00 +	0	1	1
Total Parcels	3,772	3,461	7,233
0.25 to 0.99	15	0	15
1.00 to 1.99	379	25	404
2.00 to 4.99	2,769	526	3,295
5.00 to 9.99	3,569	4,366	7,936
10.00 to 14.99	12,156	15,381	27,537
15.00 to 19.99	3,858	5,042	8,899
20.00 to 24.99	3,309	4,413	7,722
25.00 to 49.99	11,220	11,519	22,739
50.00 to 99.99	13,337	14,063	27,400
100.00 to 499.99	22,207	51,000	73,207
500.00 to 999.99	1,058	4,961	6,019
1000.00 +	0	1,043	1,043
Total Acres	73,876	112,340	186,216

Source: LMIS, 9/5/00, Updated 3/17/01

\* Does Not Include Pipeline

**Table A-35. Characteristics of Developable Parcels in Joint Land Management Areas\***  
**Revised General Plan**

Characteristics	Joint Land Management Areas				Total
	Hamilton	Leesburg	Purcellville	Round Hill	
<b>Number of Parcels</b>					
Fully Developable	48	11	46	18	123
Occupied by Existing Single Family Unit	44	6	36	12	98
Total	92	17	82	30	221
<b>Legal Acres</b>					
Fully Developable	222	286	877	150	1,535
Occupied by Existing Single Family Unit	181	216	2,293	103	2,794
Total	403	503	3,170	253	4,328
<b>Maximum Potential Units</b>					
Fully Developable	118	568	2,610	232	3,528
Occupied by Existing Single Family Unit	114	424	4,021	94	4,653
Total	232	992	6,631	326	8,181

Source: LMIS, 9/5/00, Updated 3/17/01

\* Does Not Include Pipeline

**Table A-36. Total Unbuilt Housing Units by Policy Area  
Revised General Plan**

Unit Type	Suburban	Transition	Rural	JLMA	Towns*	Total
<b>Not in Pipeline</b>						
Single Family Detached	10,798	10,811	12,542	4,335	1,389	39,875
Single Family Attached	12,340	561	0	2,470	1,276	16,647
Multi-Family	7,713	187	0	1,376	766	10,041
Total Units not in Pipeline	30,850	11,559	12,542	8,181	3,431	66,563
<b>Pipeline</b>						
Single Family Detached	10,159	1,167	1,449	1,481	1,391	15,647
Single Family Attached	8,777	248	54	1,627	1,277	11,983
Multi-Family	8,209	216	0	208	767	9,400
Total Units in Pipeline	27,145	1,631	1,503	3,316	3,435	37,030
<b>Total</b>						
Single Family Detached	20,957	11,978	13,991	5,816	2,780	55,522
Single Family Attached	21,117	809	54	4,097	2,553	28,630
Multi-Family	15,922	403	0	1,584	1,533	19,441
Total	57,995	13,190	14,045	11,497	6,866	103,593

Source: Department of Economic Development. Updated 7/23/01.

\* Based on Towns estimates

**Table A-37. Projected Population, Households and Housing Units  
by Policy Area, 2000, 2005, 2010, 2015 and 2020  
Revised General Plan**

	Base Year	Projected			
	2000	2005	2010	2015	2020
<b>Suburban Policy Area</b>					
Total Housing Units	40,186	56,665	69,078	77,435	80,298
Total Households	38,004	53,582	65,309	73,199	75,911
Total Population	105,411	148,008	179,611	200,953	209,053
<b>Transition Policy Area</b>					
Total Housing Units	528	1,347	4,651	8,114	10,681
Total Households	502	1,279	4,416	7,701	10,136
Total Population	1,555	3,944	13,481	23,210	30,525
<b>Rural Policy Area</b>					
Total Housing Units	7,400	9,557	11,675	13,543	14,964
Total Households	7,030	9,079	11,091	12,865	14,214
Total Population	21,789	28,141	34,372	39,852	44,003
<b>Joint Land Management Areas</b>					
Total Housing Units	2,335	4,424	7,361	10,385	11,562
Total Households	2,218	4,199	6,978	9,841	10,952
Total Population	6,804	12,530	20,197	28,106	31,171
<b>Towns</b>					
Total Housing Units	13,143	14,798	15,730	16,577	18,154
Total Households	12,415	13,984	14,866	15,667	17,146
Total Population	34,041	38,520	40,950	43,106	46,544
<b>Total County</b>					
Total Housing Units	63,592	86,791	108,495	126,055	135,659
Total Households	60,169	82,124	102,660	119,273	128,358
Total Population	169,599	231,143	288,610	335,227	361,296

Source: Fiscal Impact Analysis 4/24/01

Note: The fiscal impact analysis was performed on the Planning Commission Draft (May 1, 2001) of the *Revised General Plan*. Subsequent changes to the *Revised General Plan* by the Board of Supervisors are not reflected in this table.

**Table A-38. Demand for Housing Units by Type, 2000, 2005, 2010, 2015 and 2020**  
**Revised General Plan**

Unit Type	Existing Inventory	Total Units Demanded			
	2000	2005	2010	2015	2020
Single-Family Detached: < 0.25 acre	15,727	22,382	28,745	34,195	38,136
Single-Family Detached: 0.25 to 0.99 acre	10,554	12,218	13,809	15,171	16,156
Single Family Detached: 1.00+ acre	9,498	12,358	15,064	17,591	19,907
Single-Family Attached	15,622	23,453	30,367	35,146	35,581
Multi-Family	12,191	16,380	20,510	23,952	25,879
Total Housing Units	63,592	86,791	108,495	126,055	135,659

*Source: Fiscal Impact Analysis, 4/24/01*

**Table A-39. Projected Employment, 2000, 2005, 2010, 2015 and 2020**  
**Revised General Plan**

	Base Year	Projected			
	2000	2005	2010	2015	2020
Total Employment	87,049	125,175	146,301	171,620	196,873
Building Based Employment	73,779	106,396	124,353	145,873	167,338
Non-Building Based Employment	13,270	18,779	21,948	25,747	29,535

*Source: Fiscal Impact Analysis, 4/24/01*

**Table A-40. Projected New Capital Facilities, 2001 through 2020**  
**Revised General Plan**

Agency/Facility	Facilities Needed During 5-Year Period				Total
	2001 - 2005	2006 - 2010	2011 - 2015	2016 - 2020	
<b>Schools</b>	14	12	10	6	42
Elementary Schools	9	8	6	4	27
Middle Schools	3	2	2	1	8
High Schools	2	2	2	1	7
Total Schools	14	12	10	6	42
<b>Public Safety</b>					
Public Safety Centers	1	2	1	1	5
<b>Parks, Recreation, Community Services</b>					
Lg. Baseball Field	12	11	10	5	38
Sm. Baseball Field	30	29	23	13	95
Football Field	6	5	5	3	19
Softball Field	30	29	23	13	95
Lg. Soccer Field	20	19	16	8	63
Sm. Soccer Field	30	29	23	13	95
Lacrosse Field	3	2	3	1	9
Ball Fields	131	124	103	56	414
Community Center	8	7	7	3	25
Recreation Center	2	2	1	1	6
Recreation/Community Centers	10	9	8	4	31
Respite Center	1	3	2	2	8
Senior Center	1	1	2	1	5
Senior Facilities	2	4	4	3	13
Total Facilities	284	270	226	123	903
<b>Mental Health/Mental Retardation</b>					
MH/MR Group Homes	4	4	3	2	13
<b>Social Services</b>					
Youth Shelter	1	1	1	1	4
Juvenile Detention Facility	0	1	0	0	1
Youth Facilities	1	2	1	1	5
<b>Libraries</b>					
Regional Library	1	1	1	0	3
<b>General Government Office Space (000s SF)</b>	70	66	53	30	219

Source: Fiscal Impact Analysis, 4/24/01



**Table A-41. Demographic Characteristics at Theoretical Buildout  
Revised General Plan**

	Theoretical Buildout
Existing Units (2000)	63,592
Total Unbuilt Units	98,378
Total Units at Buildout	161,970
 Total Households	 153,354
 Total Population	 38,174
Population 55+ Years	92,017
 Total Public School Enrollment	 96,619
Elementary	50,600
Middle	21,403
High	24,615

*Source: Fiscal Impact Analysis, 4/24/01*

**Table A-42. Projected New Capital Facilities at Theoretical Buildout  
Revised General Plan**

Agency/Facility	Total
New Capital Facilities	
Schools	64
Elementary Schools	42
Middle Schools	12
High Schools	10
Public Safety Centers	8
Ball Fields	452
Recreation/Community Centers	45
Senior Facilities	15
MH/MR Group Homes	19
Youth Facilities	8
Regional Library	5
General Government Office Space (000s SF)	269

*Source: Fiscal Impact Analysis, 4/24/01*